

November 16, 2010

7:00 p.m.

Planning Division  
Council Chambers

**MEMBERS PRESENT:** Commissioners Brent Dixon, Kurt Karst, Gary Mills, Leslie Polson, George Swaney and Margaret Wimborne.

**MEMBERS ABSENT:** Chair Jared Peterson and Commissioners Donna Cosgrove, Jake Cordova, Michelle Mallard, and Paul Savidis.

**ALSO PRESENT:** Planning Director Renée Magee, Assistant Planning Director Brad Cramer, Recording Secretary Debra Petty and two interested citizens.

**CALL TO ORDER:** Chair Karst called the meeting to order at 7:00 p.m. and reviewed the hearing procedures for the public.

**MINUTES: November 2, 2010.** Commissioner Mills moved to approve the minutes of November 2, 2010, as presented. Motion seconded by Commissioner Wimborne. Motion passed.

**Public Hearings:**

**Annexation of 0.702 Acres with Initial Zoning of HC-1 (2070 West Broadway):** Cramer reviewed the staff report, a part of the record. He said the request is for annexation of 0.702 acres at the northwest corner of Broadway and Trolley Way. The parcel is already developed and the request of HC-1 zoning is consistent with the comprehensive plan future land use map. The applicant desires connection to city utilities.

Cramer reviewed the staff recommendation the eastern most driveway on the parcel be closed when Trolley Way is completed and replaced with a driveway onto Trolley Way. In response to a question from Polson, Magee replied the closure of the eastern driveway to Broadway will be at the request of the city engineer. Polson questioned if the motion should include the location of the new access point to Trolley Way. Magee said it is not necessary since the ordinance will not permit access close to Broadway.

Chair Karst opened to hearing to public comment. As there were none, the hearing was closed and referred back to the commission for discussion and action.

Dixon pointed out on the aerial an established traffic pattern going from, or to, the vacant lot. It was noted INL employees who ride the bus to the site are using the vacant lot for parking.

**Commissioner Dixon moved to recommend to the Mayor and City Council approval of the annexation of 0.702 acres with initial zoning of HC-1 with the stipulation, as part of the annexation agreement, the Broadway access closest to Trolley Way be closed and an access to Trolley way be developed on the north of the property when Trolley Way is completed. Motion seconded by Commissioner Polson. Motion passed 6 to 0.**

**Zoning Ordinance Amendment to Remove Requirement for Interior Landscaping in**

**Designated Downtown:** Magee explained a year ago the commission approved an amendment to the zoning ordinance requiring peripheral landscaping for parking areas in the downtown. She is asking the commission to modify the ordinance again to eliminate the 10% interior landscaping requirement for parking lots. It is more important in the downtown to create the illusion of a wall along the sidewalk for a pedestrian friendly space. In most cases, the 10% landscaping requirement is met with the peripheral landscaping, but in other cases, it will eliminate necessary parking in the downtown area. So long as the buffer is created with trees and shrubs, the 10% requirement is not necessary. This request is only for the downtown area.

Dixon asked why this requirement for a combination of trees and shrubs or low wall is not required in all parking areas. Magee replied the purpose in the downtown area is to continue the feeling of a wall in downtown and reinforce the walking environment for pedestrians. The same concept does not exist outside the core downtown where commercial areas are oriented to the automobile. Magee is not opposed to expanding similar requirements in other zones within the city as noted by Dixon, but the landscape ideas in this ordinance provision reflect the design guidelines developed for downtown by the downtown development group.

Chair Karst opened the hearing to public comment. As there were none, the hearing was closed to the public comment and referred back to the commission for discussion and action.

**Commissioner Polson moved to recommend the text amendment to clarify interior landscaping is not required when peripheral landscaping is provided as required by ordinance in the central business district to the Mayor and City Council. Motion seconded by Commissioner Wimborne. Motion passed 6 to 0.**

**Business:**

**Request to extend the planned unit development for Saturn Village, Division No. 1 for one-year.** Cramer said the project was approved in 2007. In November, 2008 the developer made improvements to the site, i.e. roadway, utilities, infrastructure, etc. There has been no activity for a year and the developer is now in a position to move forward with the necessary permits for construction. As no activity occurred for the past year, the developer must receive an extension to move forward. The economy has contributed to the lack of progress by the developer.

**Bill Brown, 3095 Cross Lane:** Mr. Brown said the initial intent was to make the improvements, build, and sell the product. The downturn in the economy changed this plan. At present, they are

willing to construct one building at a time. When the building is rented or leased, they will move forward with construction of the next building. He understands he must continue per the original plan.

**Commissioner Dixon moved to approve a one-year extension for the planned unit development for Saturn Village, Division No. 1 as the developer constructed substantial improvements to the land until the downturn in the economy and is now ready to proceed per the original plan. Motion seconded by Commissioner Swaney. Motion passed 6 to 0.**

Chair Karst confirmed with Mr. Brown he must annually seek approval from the commission for a one-year extension if there is no progress for one year.

The meeting adjourned at 7:55 p.m.

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Debra Petty, Recording Secretary